




AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: _____
<input type="checkbox"/> Other:	Date: _____

 Dept. Manager	 GM/ Director	 CAO
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## The District of North Vancouver REPORT TO COUNCIL

June 14, 2022  
File: 09.3900.20/000.000

**AUTHOR:** James Gordon, Municipal Clerk

**SUBJECT:** **Bylaws 8582, 8590 and 8591: Demolition Waste Reduction, Fees and Charges and Bylaw Notice Enforcement Bylaws**

**RECOMMENDATION:**

THAT "Demolition Waste Reduction Bylaw 8582, 2022" is ADOPTED;

AND THAT "Fees and Charges Bylaw 6481, 1992, Amendment Bylaw 8590, 2022 (Amendment 82)" is ADOPTED;

AND THAT "Bylaw Notice Enforcement Bylaw 7458, 2004, Amendment Bylaw 8591, 2022 (Amendment 70)" is ADOPTED.

**BACKGROUND:**

Bylaws 8582, 8590, and 8591 received First, Second, and Third Readings on June 13, 2022.

The bylaws are now ready to be considered for Adoption by Council.

**OPTIONS:**

1. Adopt the bylaws;
2. Give no further Readings to the bylaws and abandon the bylaws at Third Reading;  
or,
3. Rescind Third Reading and debate possible amendments to the bylaws.

Respectfully submitted,

  
James Gordon  
Municipal Clerk

**SUBJECT: Bylaws 8582, 8590 and 8591: Demolition Waste Reduction, Fees and Charges and Bylaw Notice Enforcement Bylaws**

June 14, 2022

Page 2

**Attachments:**

1. Bylaw 8582
2. Bylaw 8590
3. Bylaw 8591
4. Staff Report dated May 31, 2022

REVIEWED WITH:					
<input type="checkbox"/> Community Planning	_____	<input type="checkbox"/> Clerk's Office	_____	External Agencies:	
<input type="checkbox"/> Development Planning	_____	<input type="checkbox"/> Communications	_____	<input type="checkbox"/> Library Board	_____
<input type="checkbox"/> Development Engineering	_____	<input type="checkbox"/> Finance	_____	<input type="checkbox"/> NS Health	_____
<input type="checkbox"/> Utilities	_____	<input type="checkbox"/> Fire Services	_____	<input type="checkbox"/> RCMP	_____
<input type="checkbox"/> Engineering Operations	_____	<input type="checkbox"/> ITS	_____	<input type="checkbox"/> NVRC	_____
<input type="checkbox"/> Parks	_____	<input type="checkbox"/> Solicitor	_____	<input type="checkbox"/> Museum & Arch.	_____
<input type="checkbox"/> Environment	_____	<input type="checkbox"/> GIS	_____	<input type="checkbox"/> Other:	_____
<input type="checkbox"/> Facilities	_____	<input type="checkbox"/> Real Estate	_____		
<input type="checkbox"/> Human Resources	_____	<input type="checkbox"/> Bylaw Services	_____		
<input type="checkbox"/> Review and Compliance	_____	<input type="checkbox"/> Planning	_____		

## The Corporation of the District of North Vancouver

### Bylaw 8582

A bylaw to regulate the disposal of demolition waste

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The Council for The Corporation of the District of North Vancouver enacts as follows:

#### Citation

1.1. This bylaw may be cited as “Demolition Waste Reduction Bylaw 8582, 2022”.

#### Definitions

2.1. In this bylaw:

**building inspector** means a person appointed to that position by the *District* and an authorized designate;

**Bylaw Enforcement Officer** means the person appointed to that position by the *District* whose duties include the enforcement of bylaws;

**Chief Building Official** means the Assistant General Manager, Regulatory Review and Compliance or a person designated in writing by the Manager Development Services to act in his/her place and is the “building inspector” under the *Community Charter*;

**compliance report** means a report in a form specified by and satisfactory to the *Chief Building Official* demonstrating compliance with this bylaw;

**deconstruction** means the systematic dismantling of a building, typically in the opposite order to which it was constructed;

**disposal** means the disposal of building materials at a landfill or incinerator facility;

**District** means the Corporation of the District of North Vancouver or the geographic area within the municipal boundaries of the *District*, as the context requires.

**green demolition permit** means a permit issued pursuant to this bylaw that authorizes demolition of a building or structure;

**reuse** means further or repeated use of the building materials and includes storage for such purpose;

**residential building** includes all buildings used as one or two family dwellings, as well as accessory buildings on the same lot or site;

**salvage** means removing materials such that they are protected from damage and kept intact so that they can be *reused*;

**waste diversion security deposit** means the deposit prescribed in section 4.1 to secure compliance with this bylaw;

**wood salvage plan** means a plan acceptable to the *Chief Building Official* for the *salvage* of wood from the demolition of a *residential building*.

## **Application**

- 3.1. Nothing in this bylaw precludes or relieves a person from complying with any provision of the *District's Construction Bylaw 8271, 2017*, as amended or replaced, any other *District* bylaws or any applicable federal, provincial or local government laws or regulations.
- 3.2. Neither the review nor the acceptance of a *compliance report* constitutes a representation, warranty, assurance or statement by the *District* that the owner has complied with the *Construction Bylaw 8271, 2017*, as amended or replaced, this bylaw or any other *District* bylaw or any other applicable enactment, law or regulation respecting safety.

## **Green Demolition Permit**

- 3.3. A person must not cause, permit or allow the demolition of a *residential building* constructed in whole or in part before 1950 without a valid *green demolition permit*. The *Chief Building Official* has the authority to determine the age of the *residential building* based on *District* records or other evidence satisfactory to the *Chief Building Official*.
- 3.4. The holder of a *green demolition permit* must:
  - a) not cause, permit or allow the *disposal* of building materials that are required to be *reused* or *salvaged*, except in accordance with this bylaw;
  - b) ensure that all building materials that are required to be *reused* or *salvaged* pursuant to a *green demolition permit* are reused on site, stored for the purpose of future reuse, or sold or donated for *reuse*.

## **Application for Green Demolition Permit**

- 3.5. An applicant for a *green demolition permit* must submit an application in a form acceptable to the *Chief Building Official* that demonstrates that the building materials will be *salvaged* as prescribed in section 3.6 of this bylaw. The application must be submitted together with:

- a) a *wood salvage plan*;
  - b) the *waste diversion security deposit* required in accordance with section 4.1 of this bylaw;
  - c) the applicable non-refundable fees prescribed in the *Fees and Charges Bylaw*.
- 3.6. Where an application for a *green demolition permit* relates to a *residential building* that was constructed in whole or in part before 1950, the *residential building* must be demolished by means of *deconstruction*, resulting in the *salvage* of at least 3.5 kg or 2.6 board feet of reclaimed lumber per square foot of finished floor space.

## **Records**

- 3.7. Every person who demolishes a building pursuant to a *green demolition permit* must keep original records of the removal, *reuse*, *salvage*, and *disposal* of building materials governed by the *green demolition permit*, including payment receipts, donation receipts, weigh bills, inspection reports, confirmation letters, and sampling reports, until the *waste diversion security deposit* has been refunded to them in accordance with section 4.2, and in no case for less than 180 days.
- 3.8. The *Chief Building Official* may demand that a person who demolished a building pursuant to a *green demolition permit* produce any or all of the original records required under section 3.7.

## **Waste Diversion Security Deposit**

- 4.1. The applicant for a *green demolition permit* must provide a *waste diversion security deposit* in the form of cash or irrevocable letter of credit in a form satisfactory to the *District* in the amount of \$15,000.00 to secure compliance with the terms and conditions of the *green demolition permit* and the provisions of this bylaw.
- 4.2. The *waste diversion security deposit* will be refunded to the person or entity who deposited it depending on the degree of compliance with the terms and conditions of the *green demolition permit* as determined by the *Chief Building Official* in accordance with the table set out in Schedule A to this bylaw.

## **Authority of Chief Building Official**

- 5.1. The *Chief Building Official* has the authority to issue *green demolition permits* in accordance with this bylaw and may impose terms and conditions on *green demolition permits* and such conditions must be complied with by the *green demolition permit* holder. Such condition may include but are not limited to conditions regarding:

- a) notifications and notices;
- b) safety;
- c) demolition requirements;
- d) timing of demolition;
- e) deadlines for completion of demolition;
- f) reviews and inspections; and
- g) compliance with this bylaw, the *Construction Bylaw* and other enactments.

5.2. Where, in the opinion of the *Chief Building Official*, compliance with this bylaw imposes unnecessary hardship, the *Chief Building Official* may relieve the holder of a *green demolition permit* from strict adherence to this bylaw, provided the *Chief Building Official* first considers the:

- a) cost of compliance;
- b) diligence of the permit holder in seeking compliance; and
- c) quality of the building material that will not be *reused*, or *salvaged* as a result of any relief granted.

5.3. The *Chief Building Official* may grant an exemption from a condition of a *green demolition permit* required under this bylaw, including but not limited to in the following circumstances:

- a) when an applicant has applied for a building permit to move a structure;
- b) when the *residential building* has been determined by the *Chief Building Official* to be dangerous and is required to be abated by demolition; and
- c) in the case of a pre-1950 *residential building*, when a *residential building* has been determined by the *Chief Building Official* to be unsuitable for *deconstruction* because the building is structurally unsafe or is otherwise hazardous to human life or because most of the material of the building is not suitable for *reuse*.

5.4. An applicant may request an exemption under section 5.3 by submitting a written request for exemption, together with supporting documentation, when submitting a *green demolition permit* application.

## **Compliance reports**

- 6.1. Every person issued a *green demolition permit* must, within 90 days of the completion of the *deconstruction*, submit the following to the *Chief Building Official*:
  - a) a *compliance report* confirming that the building was demolished and that the building materials were *reused*, or *salvaged* in accordance with the *green demolition permit* and this bylaw; and
  - b) legible copies or scans of original records required under section 3.7.
- 6.2. The holder of a *green demolition permit* must not cause, permit or allow the submission of a false or inaccurate *compliance report*.
- 6.3. The *Chief Building Official* may require the submission of a satisfactory *compliance report* prior to issuing a building permit in relation to a site where a *green demolition permit* was issued.
- 6.4. The *Chief Building Official* may suspend a building permit issued in relation to a site where a *green demolition permit* imposed under this bylaw was issued if:
  - a) no *compliance report* has been submitted;
  - b) a *compliance report* was submitted in contravention of this bylaw; or
  - c) the *deconstruction* or demolition were carried out in contravention of the *green demolition permit* or this bylaw.

## **ENFORCEMENT**

### **Inspection**

- 7.1. *Bylaw Enforcement Officers, Building Inspectors* or any other person lawfully authorized to enforce this bylaw may at any reasonable time enter upon any property for the purposes of inspection to determine compliance with the provisions of this bylaw or a *green demolition permit* issued pursuant to this bylaw.

### **Obstruction**

- 7.2. A person must not interfere with, delay, obstruct or impede the *Chief Building Official, Building Inspectors, Bylaw Enforcement Officers* or other person lawfully authorized to enforce this bylaw in the performance of duties under this bylaw.

### **Violations**

- 7.3.
  - (a) A person who:



- i. contravenes a provision of this bylaw;
- ii. causes, consents to, allows or permits an act or thing to be done contrary to this bylaw;
- iii. neglects or refrains from doing anything required by a provision of this bylaw; or
- iv. fails to comply with any order, direction or notice given under this bylaw,

commits an offence and is subject to the penalties imposed by this bylaw and the *Offence Act*.

- (b) Each instance that a contravention of a provision of this bylaw occurs and each day that a contravention occurs or continues shall constitute a separate offence.
- (c) A person found guilty of an offence under this bylaw is subject to a fine of not less than \$250.00 and not more than \$50,000.00 for every instance that an offence occurs or each day that it occurs or continues, plus the costs of prosecution.

### **Designation of Bylaw**

- 7.4. This Bylaw is designated pursuant to section 264 of the *Community Charter* as a Bylaw that may be enforced by means of a ticket in the form prescribed.

### **Enforcement Authority**

- 7.5. The *Chief Building Official, Building Inspectors* and *Bylaw Enforcement Officers* are designated to enforce this bylaw by means of a ticket pursuant to sections 264 of the *Community Charter*.

### **Ticketing**

- 7.6. The words or expressions listed below in the designated expression column are authorized to be used on a ticket issued under section 264 of the *Community Charter* to designate an offence against the respective section of this bylaw appearing opposite in the section column. The amounts appearing in the fine column are the fines set pursuant to section 264 of the *Community Charter* for contravention of the respective section of the bylaw appearing opposite in the section column:

<b>Designated Expression</b>	<b>Section</b>	<b>Fine</b>
Demolish <i>residential building</i> without permit	3.3	\$1,000.00
Dispose of building materials contrary to bylaw	3.4(a)	\$1,000.00



Fail to <i>reuse</i> building materials per <i>green demolition permit</i>	3.4(b)	\$1,000.00
Fail to <i>deconstruct</i> as required	3.6	\$1,000.00
Fail to keep <i>salvage</i> records	3.7	\$500.00
Fail to submit records	3.9	\$500.00
Fail to comply with <i>green demolition permit</i> conditions	5.1	\$750.00
Fail to submit <i>compliance report</i> or records	6.1	\$500.00
Submit false <i>compliance report</i>	6.2	\$1,000.00

### **Severability**

- 7.7. If any section, subsection or clause of this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this Bylaw.

### **Effective Date**

- 7.8. The effective date of this bylaw is January 1, 2023.

**READ** a first time June 13, 2022

**READ** a second time June 13, 2022

**READ** a third time June 13, 2022

**ADOPTED**

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Mayor

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Municipal Clerk

Certified a true copy

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Municipal Clerk

**Schedule A**  
**Waste Diversion Security Deposit Refund Rate**

<b>Amount of Wood Salvaged</b>	<b>Amount of Deposit Refunded</b>
3.5 kg or 2.6 board feet of reclaimed lumber per square foot of finished floor space or more	100%
2.5 kg to 3.49 kg or 1.9 board feet to 2.59 board feet of reclaimed lumber per square foot of finished floor space	50%
Less than 2.5 kg or 1.9 board feet of reclaimed lumber per square foot of finished floor space	0%

**The Corporation of the District of North Vancouver**

**Bylaw 8590**

A bylaw to amend Fees and Charges Bylaw 6481, 1992

The Council for The Corporation of the District of North Vancouver enacts as follows:

**Citation**

1. This bylaw may be cited as “Fees and Charges Bylaw 6481, 1992, Amendment Bylaw 8590, 2022 (Amendment 82)”.

**Amendments**

2. Schedule B to the Fees and Charges Bylaw 6481, 1992 is amended by inserting the following in the Building Permit section immediately following “Temporary building fee”:

Green Demolition Permit Fee	\$250.00	
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**Effective Date**

3. The effective date of this bylaw is January 1, 2023.

**READ** a first time June 13, 2022

**READ** a second time June 13, 2022

**READ** a third time June 13, 2022

**ADOPTED**

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Municipal Clerk

Certified a true copy

\_\_\_\_\_  
Municipal Clerk

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# The Corporation of the District of North Vancouver

## Bylaw 8591

A bylaw to amend Bylaw Notice Enforcement Bylaw 7458, 2004

The Council for The Corporation of the District of North Vancouver enacts as follows:

### Citation

1. This bylaw may be cited as “Bylaw Notice Enforcement Bylaw 7458, 2004, Amendment Bylaw 8591, 2022 (Amendment 70)”.

### Amendments

2. Schedule A to Bylaw Notice Enforcement Bylaw 7458, 2004 is amended by inserting the following violations for the Demolition Waste Reduction Bylaw 8582, 2022:

#### Demolition Waste Reduction Bylaw 8582, 2022

Bylaw Section	Description The following fines apply to the contraventions below:	A1 Penalty Amount (\$)	A2 Discounted Penalty: Within 14 days (\$)	A3 Late Payment: After 28 days (\$)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
3.3	Demolish <i>residential building</i> without permit	500	375	750	NO	N/A
3.4(a)	Dispose of building materials contrary to bylaw	500	375	750	NO	N/A
3.4(b)	Fail to <i>reuse</i> building materials per <i>green demolition permit</i>	500	375	750	NO	N/A
3.6	Fail to <i>deconstruct</i> as required	500	375	750	NO	N/A
3.7	Fail to keep <i>salvage</i> records	300	225	450	NO	N/A
3.9	Fail to submit records	300	225	450	NO	N/A
5.1	Fail to comply with <i>green demolition permit</i> conditions	400	300	600	NO	N/A
6.1	Fail to submit <i>compliance report</i> or records	300	225	450	NO	N/A
6.2	Submit false <i>compliance report</i>	500	375	750	NO	N/A

### Effective Date

3. The effective date of this bylaw is January 1, 2023.

**READ** a first time June 13, 2022

**READ** a second time June 13, 2022

**READ** a third time June 13, 2022

**ADOPTED**

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Mayor

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Municipal Clerk

Certified a true copy


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Municipal Clerk


## AGENDA INFORMATION

- ☐ Regular Meeting  
☐ Other:

Date: \_\_\_\_\_  
 Date: \_\_\_\_\_

  
 Dept.  
 Manager

  
 GM/  
 Director

  
 CAO

## The District of North Vancouver REPORT TO COUNCIL

May 31, 2022

File: 13.6770/Climate Change/File

**AUTHOR:** Bo Ocampo, Environmental Sustainability Specialist, Climate & Biodiversity  
 Brett Dwyer, Assistant General Manager, Regulatory Review and Compliance

**SUBJECT:** Proposed Demolition Waste Reduction Bylaw

### RECOMMENDATION:

- THAT "Demolition Waste Reduction Bylaw 8582, 2022" is given first, second, and third readings;
- AND THAT "Fees and Charges Bylaw 6481, 1992, Amendment Bylaw 8590, 2022 (Amendment 82)" is given first, second, and third readings;
- AND THAT "Bylaw Notice Enforcement Bylaw 7458, 2004, Amendment Bylaw 8591, 2022 (Amendment 70)" is given first, second, and third readings.

### REASON FOR REPORT:

To introduce and obtain approval for a bylaw that regulates the disposal of demolition waste in support of the District's 2019 Community Energy and Emissions Plan and 2021 Targeted Official Community Plan Review Action Plan.

### SUMMARY:

Waste from construction and demolition represents the largest category of waste sent to disposal in our region. Most of this waste is generated through demolition with a smaller proportion associated with the construction process. The proposed bylaw is designed to increase diversion of demolition waste by implementing a wood salvage requirement for single-family homes built prior to 1950. Targeting diversion of materials in this sector reduces resource consumption and emissions by supporting the shift to a circular economy.

### BACKGROUND:

At the Regular Council meeting on February 7, 2022, Council considered a report titled Reducing Construction and Demolition Waste, and directed staff to proceed with stakeholder engagement regarding potential regulations to increase the recycling and reuse of construction and demolition waste.



**EXISTING POLICY:**

The District's 2019 Community Energy and Emissions Plan identifies reducing construction and demolition waste through recycling and salvage as a key strategy in reducing emissions associated with climate change, and the District's 2021 Targeted Official Community Plan Review Action Plan further recommends that policies be brought forward to increase deconstruction.

**ANALYSIS:**

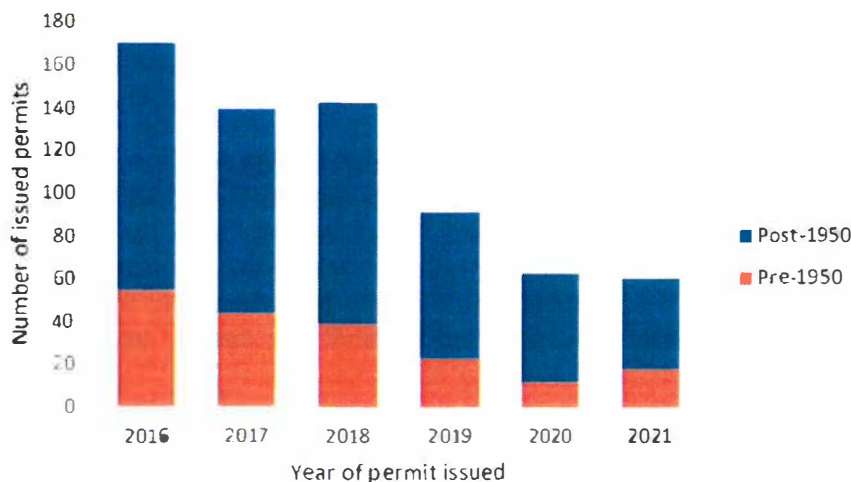
Salvage and Deconstruction

Salvage means removing materials in such a way that they are protected from damage and kept intact so that they can be reused. This is often carried out through deconstruction which is the systematic disassembly of a structure and its components to maximize salvage of valuable materials such as old growth lumber. At a building's end-of-life, deconstruction can divert 80% of building materials from the landfill.

Proposed Wood Salvage Requirement

A wood salvage requirement is recommended since wood is the largest component of demolition waste and is often not separated from other demolition materials when sent for disposal. Also, the process of wood salvage facilitates the separation of additional materials that can be reused or recycled.

A wood salvage requirement is being proposed for the demolition of single-family homes built prior to 1950. Older homes contain materials that are easier to separate compared to composite building materials used for more modern construction. Approximately 100 demolition permits for single-family dwellings are issued by the District each year. The proposed regulation would account for approximately 20% of single-family demolitions annually, and would recover wood from approximately 20 homes (Figure 1).



**Figure 1.** Single family dwelling demolition permits issued annually

The proposed Demolition Waste Reduction Bylaw includes the following:

- A requirement that 3.5 kg or 2.6 board feet of reclaimed lumber per square foot of finished floor space be salvaged for single-family homes built before 1950. This target was selected based on industry best practices, local market readiness, and from data analyzed from case studies.
- The inclusion of the following with demolition applications:
  - One page wood salvage plan
  - Payment of a non-refundable administration fee of \$250
  - Payment of a refundable waste diversion security deposit of \$15,000
- The return of the following documents within 90 days upon the completion of the demolition of the building/structure:
  - One page wood salvage compliance report
  - Copies of original receipts, weight bills, etc.

The wood salvage plan would include an estimated weight of the reusable wood present at the demolition site. The refundable waste diversion deposit would be returned in full if the salvage requirement is met.

The approval of the green demolition permit will be incorporated into the existing demolition permit application process with one permit issued for all demolitions, with pre-1950 demolitions having the above additional requirements.

#### Regional Context

A number of municipalities, including Surrey, Richmond, Port Moody, Vancouver, and New Westminster have a recycling regulation, typically targeting a 70% diversion target by weight. Vancouver has a recycling regulation for pre-1950s homes along with a wood salvage requirement for homes built prior to 1910. The City of Victoria is currently developing a wood salvage requirement for homes built prior to 1960.

**Table 1.** Municipal demolition waste reduction requirements

<b>Municipality</b>	<b>Requirement</b>
Port Moody	All demolition permits
Vancouver	Pre-1950 single-family homes (additional wood salvage requirement for pre-1910 and heritage listed homes )
Richmond	Single-family homes
New Westminster	Single-family homes and duplexes
Surrey	All demolition and new construction permits
Victoria	Wood salvage requirement for pre-1960s homes (under development)

Staff are not recommending a recycling requirement at this time. Regional disposal bans are enforced for many materials (e.g. gypsum). Heavier materials such as concrete and asphalt are already being diverted from landfill due to the cost of disposal, while other materials (e.g. metal) are commonly recovered as regular business practice due to their high value. Finally, some materials (e.g. carpet) do not have regional recycling market capacity in place.

The proposed wood salvage regulation would apply to approximately 20 homes annually. Through targeting an initial subset of older homes, this approach will allow industry to adjust to the new requirement, increase market capacity for salvaged wood, and build internal capacity to ensure effective program administration. Staff will closely monitor bylaw implementation and report back to Council.

#### Consultation and Industry Engagement

The proposed bylaw approach was reviewed by the District's Climate Action Committee at the January 2022 meeting. After receiving direction at the Regular Council meeting on February 7, 2022 to proceed with stakeholder engagement, staff have been engaging with industry on the proposed wood salvage requirement. The following stakeholder groups were contacted:

- Homebuilders Association of Vancouver (HAVAN)
- Contractors and professionals with active building permits in the District: builders, developers, general contractors, architects, waste haulers, disposal services, and restoration companies

District staff carried out engagement between April and May 2022. Engagement activities included email and phone outreach to targeted industry stakeholders, a letter to request feedback from District contacts that have had active building permits in the last two years or have relevant business licenses related to demolition activities, and a virtual informational meeting targeted to industry.

Industry feedback on the proposed approach included the following comments/concerns:

- Support for the general proposed approach of beginning with a wood salvage requirement for an initial subset of homes
- Support for increasing the vintage of homes (initially proposed as pre-1940s) to a larger subset of houses (now proposed as pre-1950s) to the number of applicable demolition permits and increase the amount of wood salvaged
- Support for increasing the deposit amount (initially proposed as \$10,000) to prevent businesses from absorbing the fee as a cost of business (deposit now proposed to be \$15,000)
- Concern regarding the number of service providers available to provide wood salvage
- Concern for added permit processing times and project time and complexity
- Support for creating a level playing field for those in the industry that are already undertaking wood salvage as a value based decision

If the Demolition Waste Reduction Bylaw is adopted, staff will put together a comprehensive communications plan with relevant stakeholders to ensure awareness of the new requirement.

#### **Timing/Approval Process:**

To provide an adequate notice and transition the bylaw is proposed to take effect on January 1, 2023 and thus would be applicable for demolition permits received on or after January 1, 2023.

**Financial Impacts:**

Increased staff support for permit review and issuance is anticipated as a result of the proposed regulations, with any required resource adjustment included in future budget processes. Building permits and inspections operate on a cost recovery basis with fees reviewed and adjusted as needed over time.

**Environmental Impact:**

Reducing demolition waste and increasing material salvage reduces waste sent for disposal while reducing resource use and emissions associated with the use of materials which have to be extracted, processed/manufactured, and transported.

**Conclusion:**

The proposed bylaw is designed to increase diversion of demolition waste, which along with construction waste, comprises the largest category of waste sent to disposal in our region. Staff have developed a proposed policy approach that supports the diversion of waste from landfill, reinforces the District's commitment towards zero waste, and supports the transition towards a more circular economy.

**Options:**

1. Give the proposed bylaws first, second and third reading (staff recommendation);
2. Provide alternative direction to staff;
3. Take no action at this time.

Respectfully submitted,



Bo Ocampo  
Environmental Sustainability Specialist, Climate Action, Natural Systems and Biodiversity



Brett Dwyer  
Assistant General Manager, Regulatory Review and Compliance

**Attachments:**

1. Bylaw 8582 a Demolition Waste Reduction Bylaw
2. Bylaw 8590 to amend the Fees and Charges Bylaw
3. Bylaw 8591 to amend the Bylaw Notice Enforcement Bylaw

REVIEWED WITH:					
<input type="checkbox"/> Community Planning	_____	<input type="checkbox"/> Clerk's Office	_____	External Agencies:	
<input type="checkbox"/> Development Planning	_____	<input type="checkbox"/> Communications	_____	<input type="checkbox"/> Library Board	_____
<input type="checkbox"/> Development Engineering	_____	<input type="checkbox"/> Finance	x	<input type="checkbox"/> NS Health	_____
<input type="checkbox"/> Utilities	_____	<input type="checkbox"/> Fire Services	_____	<input type="checkbox"/> RCMP	_____
<input type="checkbox"/> Engineering Operations	_____	<input type="checkbox"/> ITS	_____	<input type="checkbox"/> NVRC	_____
<input type="checkbox"/> Parks	_____	<input type="checkbox"/> Solicitor	x	<input type="checkbox"/> Museum & Arch.	_____
<input type="checkbox"/> Environment	_____	<input type="checkbox"/> GIS	_____	<input type="checkbox"/> Other:	_____
<input type="checkbox"/> Facilities	_____	<input type="checkbox"/> Real Estate	_____		
<input type="checkbox"/> Human Resources	_____	<input type="checkbox"/> Bylaw Services	_____		
<input type="checkbox"/> Review and Compliance	x	<input type="checkbox"/> Planning	_____		
<input type="checkbox"/> Climate and Biodiversity	x				

**The Corporation of the District of North Vancouver**

**Bylaw 8582**

A bylaw to regulate the disposal of demolition waste

---

The Council for The Corporation of the District of North Vancouver enacts as follows:

**Citation**

1.1. This bylaw may be cited as "Demolition Waste Reduction Bylaw 8582, 2022".

**Definitions**

2.1. In this bylaw:

**building inspector** means a person appointed to that position by the *District* and an authorized designate;

**Bylaw Enforcement Officer** means the person appointed to that position by the *District* whose duties include the enforcement of bylaws;

**Chief Building Official** means the Assistant General Manager, Regulatory Review and Compliance or a person designated in writing by the Manager Development Services to act in his/her place and is the "building inspector" under the *Community Charter*;

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**District** means the Corporation of the District of North Vancouver or the geographic area within the municipal boundaries of the *District*, as the context requires.

**green demolition permit** means a permit issued pursuant to this bylaw that authorizes demolition of a building or structure;

**reuse** means further or repeated use of the building materials and includes storage for such purpose;

**residential building** includes all buildings used as one or two family dwellings, as well as accessory buildings on the same lot or site;



**salvage** means removing materials such that they are protected from damage and kept intact so that they can be *reused*;

**waste diversion security deposit** means the deposit prescribed in section 4.1 to secure compliance with this bylaw;

**wood salvage plan** means a plan acceptable to the *Chief Building Official* for the salvage of wood from the demolition of a *residential building*.

### **Application**

- 3.1. Nothing in this bylaw precludes or relieves a person from complying with any provision of the *District's Construction Bylaw 8271, 2017*, as amended or replaced, any other *District* bylaws or any applicable federal, provincial or local government laws or regulations.
- 3.2. Neither the review nor the acceptance of a *compliance report* constitutes a representation, warranty, assurance or statement by the *District* that the owner has complied with the *Construction Bylaw 8271, 2017*, as amended or replaced, this bylaw or any other *District* bylaw or any other applicable enactment, law or regulation respecting safety.

### **Green Demolition Permit**

- 3.3. A person must not cause, permit or allow the demolition of a *residential building* constructed in whole or in part before 1950 without a valid *green demolition permit*. The *Chief Building Official* has the authority to determine the age of the *residential building* based on *District* records or other evidence satisfactory to the *Chief Building Official*.
- 3.4. The holder of a *green demolition permit* must:
  - a) not cause, permit or allow the *disposal* of building materials that are required to be *reused* or *salvaged*, except in accordance with this bylaw;
  - b) ensure that all building materials that are required to be *reused* or *salvaged* pursuant to a *green demolition permit* are reused on site, stored for the purpose of future reuse, or sold or donated for *reuse*.

### **Application for Green Demolition Permit**

- 3.5. An applicant for a *green demolition permit* must submit an application in a form acceptable to the *Chief Building Official* that demonstrates that the building materials will be *salvaged* as prescribed in section 3.6 of this bylaw. The application must be submitted together with:



- a) a *wood salvage plan*;
  - b) the *waste diversion security deposit* required in accordance with section 4.1 of this bylaw;
  - c) the applicable non-refundable fees prescribed in the *Fees and Charges Bylaw*.
- 3.6. Where an application for a *green demolition permit* relates to a *residential building* that was constructed in whole or in part before 1950, the *residential building* must be demolished by means of *deconstruction*, resulting in the *salvage* of at least 3.5 kg or 2.6 board feet of reclaimed lumber per square foot of finished floor space.

### **Records**

- 3.7. Every person who demolishes a building pursuant to a *green demolition permit* must keep original records of the removal, *reuse*, *salvage*, and *disposal* of building materials governed by the *green demolition permit*, including payment receipts, donation receipts, weigh bills, inspection reports, confirmation letters, and sampling reports, until the *waste diversion security deposit* has been refunded to them in accordance with section 4.2, and in no case for less than 180 days.
- 3.8. The *Chief Building Official* may demand that a person who demolished a building pursuant to a *green demolition permit* produce any or all of the original records required under section 3.7.

### **Waste Diversion Security Deposit**

- 4.1. The applicant for a *green demolition permit* must provide a *waste diversion security deposit* in the form of cash or irrevocable letter of credit in a form satisfactory to the *District* in the amount of \$15,000.00 to secure compliance with the terms and conditions of the *green demolition permit* and the provisions of this bylaw.
- 4.2. The *waste diversion security deposit* will be refunded to the person or entity who deposited it depending on the degree of compliance with the terms and conditions of the *green demolition permit* as determined by the *Chief Building Official* in accordance with the table set out in Schedule A to this bylaw.

### **Authority of Chief Building Official**

- 5.1. The *Chief Building Official* has the authority to issue *green demolition permits* in accordance with this bylaw and may impose terms and conditions on *green demolition permits* and such conditions must be complied with by the *green demolition permit* holder. Such condition may include but are not limited to conditions regarding:

- a) notifications and notices;
  - b) safety;
  - c) demolition requirements;
  - d) timing of demolition;
  - e) deadlines for completion of demolition;
  - f) reviews and inspections; and
  - g) compliance with this bylaw, the *Construction Bylaw* and other enactments.
- 5.2. Where, in the opinion of the *Chief Building Official*, compliance with this bylaw imposes unnecessary hardship, the *Chief Building Official* may relieve the holder of a *green demolition permit* from strict adherence to this bylaw, provided the *Chief Building Official* first considers the:
- a) cost of compliance;
  - b) diligence of the permit holder in seeking compliance; and
  - c) quality of the building material that will not be *reused*, or *salvaged* as a result of any relief granted.
- 5.3. The *Chief Building Official* may grant an exemption from a condition of a *green demolition permit* required under this bylaw, including but not limited to in the following circumstances:
- a) when an applicant has applied for a building permit to move a structure;
  - b) when the *residential building* has been determined by the *Chief Building Official* to be dangerous and is required to be abated by demolition; and
  - c) in the case of a pre-1950 *residential building*, when a *residential building* has been determined by the *Chief Building Official* to be unsuitable for *deconstruction* because the building is structurally unsafe or is otherwise hazardous to human life or because most of the material of the building is not suitable for *reuse*.
- 5.4. An applicant may request an exemption under section 5.3 by submitting a written request for exemption, together with supporting documentation, when submitting a *green demolition permit* application.

## **Compliance reports**

- 6.1. Every person issued a *green demolition permit* must, within 90 days of the completion of the *deconstruction*, submit the following to the *Chief Building Official*:
  - a) a *compliance report* confirming that the building was demolished and that the building materials were *reused*, or *salvaged* in accordance with the *green demolition permit* and this bylaw; and
  - b) legible copies or scans of original records required under section 3.7.
- 6.2. The holder of a *green demolition permit* must not cause, permit or allow the submission of a false or inaccurate *compliance report*.
- 6.3. The *Chief Building Official* may require the submission of a satisfactory *compliance report* prior to issuing a building permit in relation to a site where a *green demolition permit* was issued.
- 6.4. The *Chief Building Official* may suspend a building permit issued in relation to a site where a *green demolition permit* imposed under this bylaw was issued if:
  - a) no *compliance report* has been submitted;
  - b) a *compliance report* was submitted in contravention of this bylaw; or
  - c) the *deconstruction* or demolition were carried out in contravention of the *green demolition permit* or this bylaw.

## **ENFORCEMENT**

### **Inspection**

- 7.1. *Bylaw Enforcement Officers, Building Inspectors* or any other person lawfully authorized to enforce this bylaw may at any reasonable time enter upon any property for the purposes of inspection to determine compliance with the provisions of this bylaw or a *green demolition permit* issued pursuant to this bylaw.

### **Obstruction**

- 7.2. A person must not interfere with, delay, obstruct or impede the *Chief Building Official, Building Inspectors, Bylaw Enforcement Officers* or other person lawfully authorized to enforce this bylaw in the performance of duties under this bylaw.

### **Violations**

- 7.3.
  - (a) A person who:

- i. contravenes a provision of this bylaw;
- ii. causes, consents to, allows or permits an act or thing to be done contrary to this bylaw;
- iii. neglects or refrains from doing anything required by a provision of this bylaw; or
- iv. fails to comply with any order, direction or notice given under this bylaw,

commits an offence and is subject to the penalties imposed by this bylaw and the *Offence Act*.

- (b) Each instance that a contravention of a provision of this bylaw occurs and each day that a contravention occurs or continues shall constitute a separate offence.
- (c) A person found guilty of an offence under this bylaw is subject to a fine of not less than \$250.00 and not more than \$50,000.00 for every instance that an offence occurs or each day that it occurs or continues, plus the costs of prosecution.

#### **Designation of Bylaw**

- 7.4. This Bylaw is designated pursuant to section 264 of the *Community Charter* as a Bylaw that may be enforced by means of a ticket in the form prescribed.

#### **Enforcement Authority**

- 7.5. The *Chief Building Official, Building Inspectors and Bylaw Enforcement Officers* are designated to enforce this bylaw by means of a ticket pursuant to sections 264 of the *Community Charter*.

#### **Ticketing**

- 7.6. The words or expressions listed below in the designated expression column are authorized to be used on a ticket issued under section 264 of the *Community Charter* to designate an offence against the respective section of this bylaw appearing opposite in the section column. The amounts appearing in the fine column are the fines set pursuant to section 264 of the *Community Charter* for contravention of the respective section of the bylaw appearing opposite in the section column:

<b>Designated Expression</b>	<b>Section</b>	<b>Fine</b>
Demolish <i>residential building</i> without permit	3.3	\$1,000.00
Dispose of building materials contrary to bylaw	3.4(a)	\$1,000.00

Fail to <i>reuse</i> building materials per <i>green demolition permit</i>	3.4(b)	\$1,000.00
Fail to <i>deconstruct</i> as required	3.6	\$1,000.00
Fail to keep <i>salvage</i> records	3.7	\$500.00
Fail to submit records	3.9	\$500.00
Fail to comply with <i>green demolition permit</i> conditions	5.1	\$750.00
Fail to submit <i>compliance report</i> or records	6.1	\$500.00
Submit false <i>compliance report</i>	6.2	\$1,000.00

### **Severability**

7.7. If any section, subsection or clause of this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this Bylaw.

### **Effective Date**

7.8. The effective date of this bylaw is January 1, 2023.

**READ** a first time

**READ** a second time

**READ** a third time

**ADOPTED**

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Municipal Clerk

Certified a true copy

\_\_\_\_\_  
Municipal Clerk

**Schedule A**  
**Waste Diversion Security Deposit Refund Rate**

<b>Amount of Wood Salvaged</b>	<b>Amount of Deposit Refunded</b>
3.5 kg or 2.6 board feet of reclaimed lumber per square foot of finished floor space or more	100%
2.5 kg to 3.49 kg or 1.9 board feet to 2.59 board feet of reclaimed lumber per square foot of finished floor space	50%
Less than 2.5 kg or 1.9 board feet of reclaimed lumber per square foot of finished floor space	0%

**The Corporation of the District of North Vancouver**

**Bylaw 8590**

A bylaw to amend Fees and Charges Bylaw 6481, 1992

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The Council for The Corporation of the District of North Vancouver enacts as follows:

**Citation**

1. This bylaw may be cited as "Fees and Charges Bylaw 6481, 1992, Amendment Bylaw 8590, 2022 (Amendment 82)".

**Amendments**

2. Schedule B to the Fees and Charges Bylaw 6481, 1992 is amended by inserting the following in the Building Permit section immediately following "Temporary building fee":

Green Demolition Permit Fee	\$250.00	
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**Effective Date**

3. The effective date of this bylaw is January 1, 2023.

**READ** a first time

**READ** a second time

**READ** a third time

**ADOPTED**

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Mayor

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Municipal Clerk

Certified a true copy

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Municipal Clerk



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## The Corporation of the District of North Vancouver

### Bylaw 8591

A bylaw to amend Bylaw Notice Enforcement Bylaw 7458, 2004

The Council for The Corporation of the District of North Vancouver enacts as follows:

#### Citation

1. This bylaw may be cited as "Bylaw Notice Enforcement Bylaw 7458, 2004, Amendment Bylaw 8591, 2022 (Amendment 70)".

#### Amendments

2. Schedule A to Bylaw Notice Enforcement Bylaw 7458, 2004 is amended by inserting the following violations for the Demolition Waste Reduction Bylaw 8582, 2022:

Demolition Waste Reduction Bylaw 8582, 2022						
Bylaw Section	Description The following fines apply to the contraventions below:	A1 Penalty Amount  (\$)	A2 Discounted Penalty: Within 14 days  (\$)	A3 Late Payment: After 28 days  (\$)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
3.3	Demolish <i>residential building</i> without permit	500	375	750	NO	N/A
3.4(a)	Dispose of building materials contrary to bylaw	500	375	750	NO	N/A
3.4(b)	Fail to <i>reuse</i> building materials per <i>green demolition permit</i>	500	375	750	NO	N/A
3.6	Fail to <i>deconstruct</i> as required	500	375	750	NO	N/A
3.7	Fail to keep <i>salvage</i> records	300	225	450	NO	N/A
3.9	Fail to submit records	300	225	450	NO	N/A
5.1	Fail to comply with <i>green demolition permit</i> conditions	400	300	600	NO	N/A
6.1	Fail to submit <i>compliance report</i> or records	300	225	450	NO	N/A
6.2	Submit false <i>compliance report</i>	500	375	750	NO	N/A

#### Effective Date

3. The effective date of this bylaw is January 1, 2023.

**READ** a first time

**READ** a second time

**READ** a third time

**ADOPTED**

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Mayor

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Municipal Clerk

Certified a true copy

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Municipal Clerk

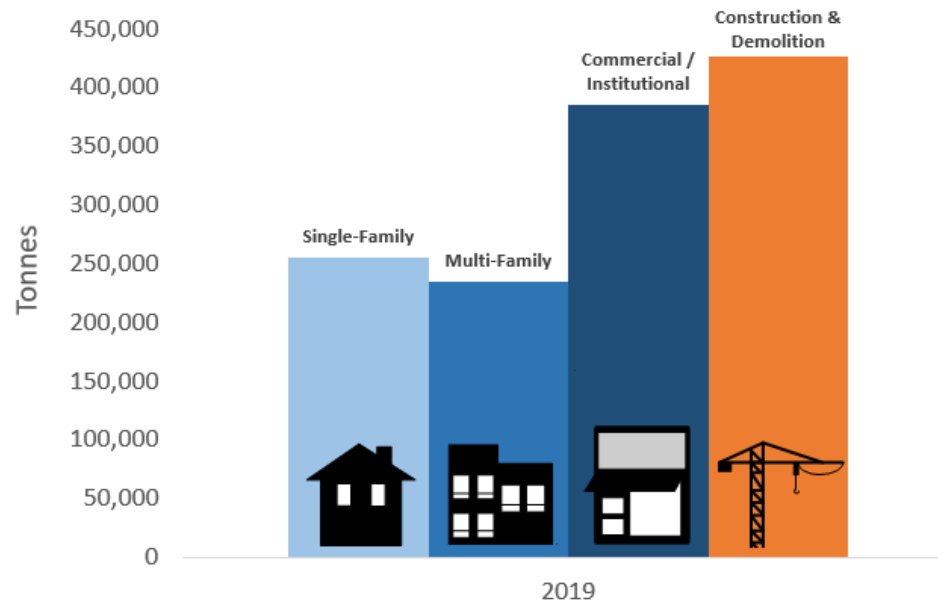
# Proposed Demolition Waste Reduction Bylaw

June 13, 2022



# Background

Waste from the construction and demolition sector comprises the largest category of waste sent to landfills in our region



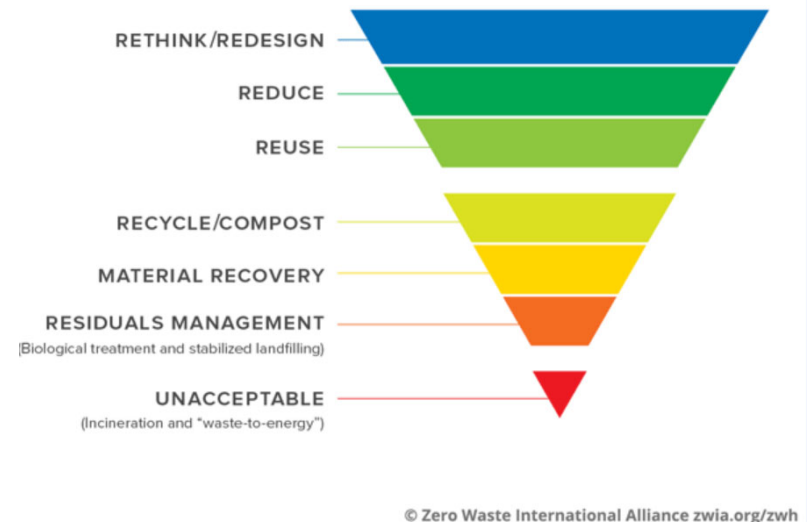
Waste disposed by sector in 2019 (Metro Vancouver)

# Background

## Goal

To increase diversion of demolition waste

Co-benefits: reduce resource consumption and emissions by supporting the shift to a circular economy



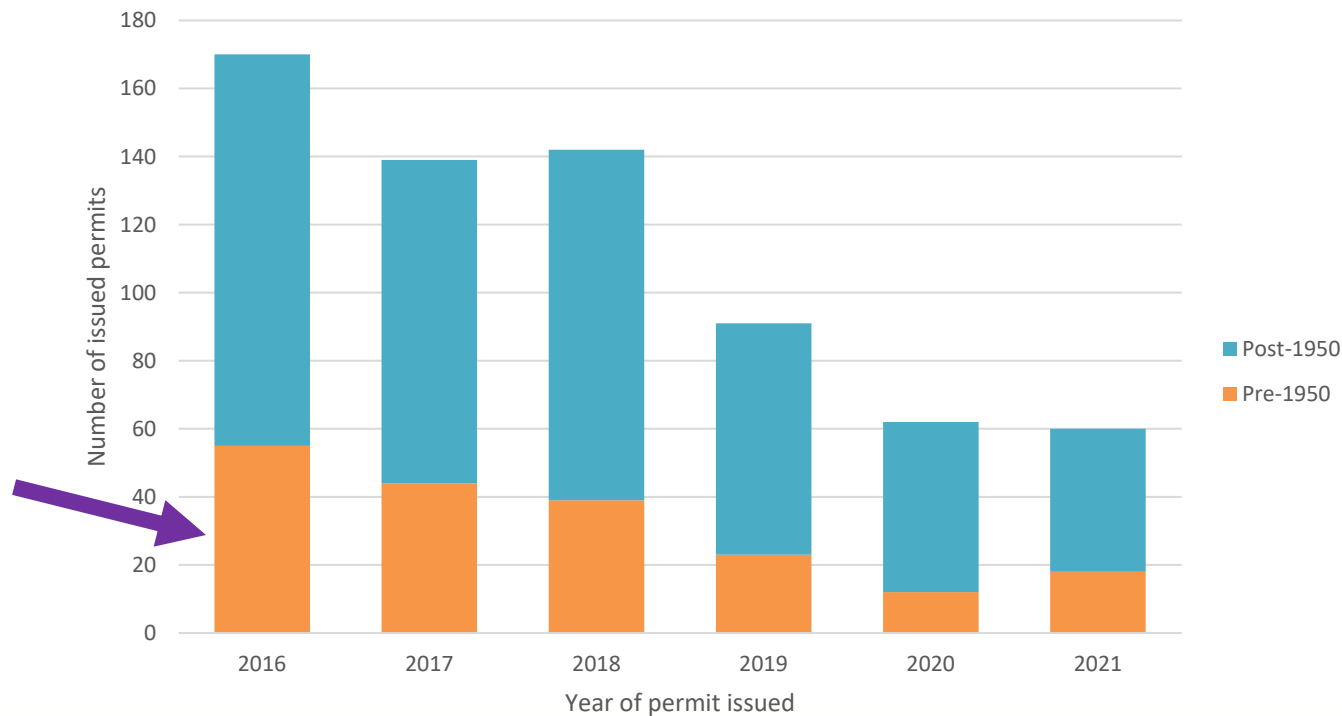
# Existing Municipal Regulations

Municipality	Recycling Requirement
Port Moody	<ul style="list-style-type: none"><li>• All demo permits</li></ul>
Vancouver	<ul style="list-style-type: none"><li>• Pre-1950 single-family homes (deconstruction for pre-1910 and heritage listed homes )</li></ul>
Richmond	<ul style="list-style-type: none"><li>• Single-family homes</li></ul>
New Westminster	<ul style="list-style-type: none"><li>• Single-family homes and duplexes</li></ul>
Surrey	<ul style="list-style-type: none"><li>• All demolition and new construction permits</li></ul>
Victoria	<ul style="list-style-type: none"><li>• Pre-1960 deconstruction requirement (in process)</li></ul>



# Wood Salvage Requirement

Wood salvage requirement for the demolition of single-family homes built before 1950



# Demolition vs Salvage



Residential Demolition



Salvage



# Rationale

## Salvage requirement rationale:

- Wood is a high value material
- Largest proportion of C&D waste
- Facilitates the separation of additional materials

# Salvage requirement

Salvage requirement: 3.5 kg or 2.6 board feet of reclaimed lumber per square foot of finished floor space

E.g. for a 2,000 ft<sup>2</sup> home, 7 tonnes of salvaged wood recovered

# Application Process

The inclusion of the following with demolition applications:

- One page wood salvage estimate
- \$250 admin fee (non-refundable)
- \$15,000 waste diversion deposit (100% refundable based on performance)

# Consultation Results

## **Support for:**

- Increasing the vintage of homes to a larger subset of houses
- Increasing the deposit amount (avoid absorbing as a cost of business)

## **Concern for:**

- Number of available service providers
- Added permit processing times, and increased project time/complexity

**General support for the proposed approach and for creating a level playing field for industry**

# Conclusion

- The proposed bylaw increases the diversion of demolition waste and supports the shift towards a more circular economy
- If adopted, staff will closely monitor the results following bylaw implementation and report back to Council



